

APPENDIX A

Environmental Conditions

The following conditions of Amendment 787 requested by the Minister of Environment are required to be implemented to ensure that the future development of Yanchep/Two Rocks is undertaken in accordance with the principles of sound environmental management.

TABLE 1: ENVIRONMENTAL MANAGEMENT PROVISIONS

Item	Environmental Issue	Environmental Condition	Status
2.2-1	Environmental Management Plans	<p>The following Environmental Management Plans shall be prepared in accordance with the specifications set out in Attachment 1 of the Minister for the Environment’s Statement that a scheme may be implemented:</p> <ul style="list-style-type: none"> • Stygofauna and/or Troglobitic fauna Management Plan; • Drainage, Nutrient and Water Management Plan; • Karst Management Strategy; • Solid and Liquid Waste Management Plan; and • Aboriginal Culture and Heritage Management Plan. <p>The environmental management plans shall be prepared and implemented in accordance with the provisions of the plans, to the requirements of the responsible authority.</p>	Refer to items below.
2.3-1	Vegetation and Fauna Management	<p>Regionally significant vegetation (draft Perth’s Bushplan sites) which surrounds the amendment area shall be protected from indirect and direct impacts associated with the development of the amendment area by the following:</p> <ul style="list-style-type: none"> • Clear delineation of regionally significant areas of vegetation from the amendment area through the use of dual use paths, roads, public open space area and the like; • Control of off-road vehicle use and dumping of rubbish; • Fire Management; and • Promotion of community awareness and bushland protection. 	<p>Bush Forever Site 288 Yanchep National Park and Adjacent Bushland is adjacent to the Local Structure Plan area. No other bushland identified as regionally significant occurs within the study area.</p> <p>Management plans for any areas identified as being locally significant will be prepared at the Local Structure Planning stage.</p>
3.4-1	Stygofauna and Troglobitic Fauna Management	<p>If studies in relation to Karst and hydrology indicate the likelihood of significant stygofauna and/or troglobitic fauna assemblages being present in or immediately adjacent to the Amendment Area, the landowner shall undertake a survey (at the LSP stage) to assess the nature and extent of any population/s.</p> <p>The survey shall be completed prior to finalisation of the LSP and to the requirements of the responsible authority on advice from CALM and UWA (Department of Zoology).</p>	<p>No significant karstic features were identified during the District level assessment and its unlikely that significant stygofauna and/or troglobitic fauna assemblages would be present within the LSP area. Further assessment will be undertaken to confirm the nature and extent of any populations prior to the finalization of the LSP.</p>

Item	Environmental Issue	Environmental Condition	Status
2.5-1	Assessment of Karst	<p>At the DSP and LSP stage, the landowner shall review existing geotechnical information and undertake further site investigations to confirm the nature and extent of karst landform within the amendment area.</p> <p>This review shall be completed prior to the finalisation of the DSP and LSP and to the requirements of the responsible authority on advice from the DEP.</p>	District level assessment for Karst Landform has been undertaken. No significant karstic features were identified and no further karst assessment is recommended at Local Structure Plan stage.
2.6-1	Solid and Liquid Waste Management	<p>The landowner shall ensure that lots within the industrial zone are connected to the deep sewerage system for the disposal of appropriate liquid waste as approved by the relevant Government agencies.</p> <p>The landowner shall prepare a Solid and Liquid Waste MP at the LSP stage to the requirements on the responsible authority on the advice of the DEP.</p> <p>This plan shall include:</p> <ul style="list-style-type: none"> • The identification of the environmental outcome to be achieved through the implementation of this plan; and • Options for recycling, and appropriate storage and disposal options for liquid and solid wastes from industry. 	Addressed as part of the Local Structure Plan.
2-1	Drainage, Nutrient and Water Management Plan	<p>At the LSP stage, the landowner shall prepare a Drainage, Nutrient and Water Management Plan (DNWMP) to ensure that surface and groundwater are managed to the minimum requirements of the responsible authority on the advice of the WRC and the Water Corporation.</p> <p>This plan shall include:</p> <ul style="list-style-type: none"> • Identify the environmental outcome (including sustainability indicators) to be achieved through the implementation of this Plan; • Include provisions for the connection of all areas of development to the deep sewerage; • Demonstrate that best practice WSUD principles are incorporated to maximise on-site water infiltration general; • Provide details of reporting mechanisms to demonstrate compliance with performance criteria specified in the Plan; and • Provide details of contingency plans in the event that the performance criteria specified in the Plan are not achieved. 	General design and principals for Drainage Nutrient and Water Management Plans will be addressed at the Local Structure Planning Stage. More detailed DNWMPs will be prepared at subdivision stage once detailed design is finalised.

Item	Environmental Issue	Environmental Condition	Status
5-1	Aboriginal Culture and Heritage Management Plan	<p>The landowner shall prepare an Aboriginal Culture and Heritage Management Plan at the LSP stage to the requirements of the responsible authority with the concurrence of the Aboriginal Affairs Department.</p> <p>This plan shall include:</p> <ul style="list-style-type: none"> • The identification of the environmental outcome to be achieved through the implementation of this plan; • Management Strategies for the archaeological site (if it becomes necessary to disturb the site, the subdivider shall obtain the necessary clearances under the Aboriginal Heritage Act, 1972; • Management strategies to ensure that employees and workers involved in construction activities in the vicinity of the site receive training regarding protection of its values; and • Management strategies to ensure that prior to commencement of site works, staff undergo a briefing on Aboriginal Heritage issues, to enable staff to recognise materials that may constitute an Aboriginal site. During earthworks, all contractors shall be supervised by a site manager, who shall seek specialist advice to confirm the identification of any suspected sites. 	An assessment of Aboriginal culture and Heritage has been undertaken. An Aboriginal Culture and Heritage Management Plan will be submitted as part of the Local Structure Plan.